



JENNIFER M. GRANHOLM
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LABOR & ECONOMIC GROWTH
LANSING

KEITH W. COOLEY
DIRECTOR

Senate Bill 635 (As Introduced)

Topic: Rental Housing Inspections
Sponsor: Senator Garcia
Co-sponsors: Senators Barcia, Prusi, Gleason, and Jansen
Committee: Senate Economic Development and Regulatory Reform

Date Introduced: July 17, 2007

Date of Summary: February 22, 2008

The bill amends the Housing Law of Michigan and is intended to give some landlords a longer period between inspections by the local housing agency. The local governmental unit is required to issue a 5-year certificate of occupancy if the owner or manager of the rental unit requests an inspection at least 6 months prior to expiration of current occupancy certificate and brings the unit into compliance before expiration. No further inspection of such units is permitted during the 5-year duration of the certificate, except complaint inspections. The current limitation on inspecting multiple dwellings at intervals of two years or longer is deleted.

Complaints must be made by someone other than an employee or agency of the enforcing agency. A copy of the complaint must be provided to the property owner or manager within 10 days of a written request. A re-inspection, if needed, may not be conducted less than 30 days after the complaint-based inspection.

An enforcing agency is required to publish at least annually an itemized compilation of all actual costs incurred in performing inspections, including costs related to third-party contractors performing inspections and all fees received. The report may be published electronically.

Multiple dwelling and rooming houses subject to inspection by the United States Department of Housing and Urban Development or the Michigan State Housing Development Authority may not be inspected by a local enforcing agency unless there is a complaint.